043.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,400 / 971,400
					USE VALUE:	971,400 / 971,400
					ASSESSED:	971,400 / 971,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139	-141	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DASILVA ROGER & KAREN M
Owner 2:	
Owner 3:	
Street 1:	25 SHOREY RD
Street 2:	
Twn/City:	HYANNIS
St/Prov:	MA Cntry: Own Occ: N
Postal:	02601 Type:

PREVIOUS OWNER

Owner 1:	DASILVA ROGERIO -
Owner 2:	-
Street 1:	25 SHOREY RD
Twn/City:	HYANNIS
St/Prov:	MA Cntry:
Postal:	02601

NARRATIVE DESCRIPTION

This parcel contains 5,147 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3143 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5147.000	511,500	400	459,500	971,400
Total Card	0.118	511,500	400	459,500	971,400
Total Parcel	0.118	511,500	400	459,500	971,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.05 | /Parcel: 309.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30031

GIS Ref

GIS Ref

Insp Date 04/17/18

!3635!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,800	400	5,147.	459,500	971,700	971,700	Year End Roll	12/18/2019
2019	104	FV	384,400	400	5,147.	488,200	873,000	873,000	Year End Roll	1/3/2019
2018	104	FV	384,400	400	5,147.	356,100	740,900	740,900	Year End Roll	12/20/2017
2017	104	FV	360,800	400	5,147.	310,200	671,400	671,400	Year End Roll	1/3/2017
2016	104	FV	360,800	400	5,147.	264,200	625,400	625,400	Year End	1/4/2016
2015	104	FV	321,900	400	5,147.	258,500	580,800	580,800	Year End Roll	12/11/2014
2014	104	FV	321,900	400	5,147.	212,500	534,800	534,800	Year End Roll	12/16/2013
2013	104	FV	334,800	400	5,147.	202,200	537,400	537,400		12/13/2012

PRINT

Date	Time
12/10/20	18:50:12

LAST REV

Date	Time
12/07/20	15:19:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3635

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DASILVA ROGERIO	76168-334	1	11/16/2020	Convenience	99	No	No		
DASILVA ALFONSO	76125-177		11/9/2020	Convenience	99	No	No		
DA SILVA MARIA	64575-582		11/26/2014	Convenience	99	No	No		
DA SILVA JOSE M	49879-58		8/1/2007	Family		No	No		
	9953-436		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2020	Mail Update	MM	Mary M
1/15/2020	Mail Update	JO	Jenny O
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5147		Sq. Ft.	Site		0	80.	1.12	1									459,528						459,500	

Total AC/HA:	0.11816	Total SF/SM:	5147	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	459,528	Spl Credit		Total:	459,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14065421
Const Adj.:	0.98000199
Adj $ / SQ:	190.033
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628428
Depreciation:	116888
Depreciated Total:	511540

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

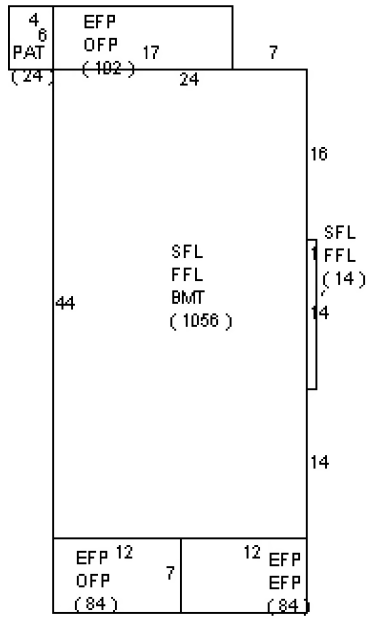
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	190.03
Special Features:	0	Val/Su Net:	136.04
Final Total:	511500	Val/Su SzAd	239.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,070	190.030	203,336
SFL	Second Floor	1,070	190.030	203,336
BMT	Basement	1,056	92.210	97,378
EFP	Enclos Porch	354	34.220	12,113
OFP	Open Porch	186	24.860	4,625
PAT	Patio	24	5.880	141

Net Sketched Area: 3,760 | Total: 520,929

Size Ad: 2140 | Gross Are: 3760 | FinArea: 3143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	104						
19	Patio	D	Y	1	12X14	A	FR	1970	4.48	T	49	104			400			400

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400